



CARBON NET ZERO DEVELOPMENT



PLP CREWE 460 CASE STUDY

Size: 456,735 sq ft
Sat Nav: CW2 5UZ
Completion: December 2022
Development: Speculative

Modern distribution business park close to the M6 motorway and proposed HS2 Hub. PLP Crewe 460 is **Net Zero Ready** in accordance with the **UKGBC Net Zero Carbon Buildings Framework**. Construction carbon has been modelled at 'as built' stage, and reduced through the specification of **low carbon products** combined with **efficient operational energy** measures and a **high performance building envelope**.

2,391 tCO₂ (approx 12%) was saved while building PLP Crewe 460



Site area **20.53 acres**



Total carbon offset: **16,848 tCO₂**



Floor area **456,734 sq ft / 42,432 m²**



Carbon neutral certified in line with **the RIBA Climate Challenge** targets for new build non-domestic (offices)



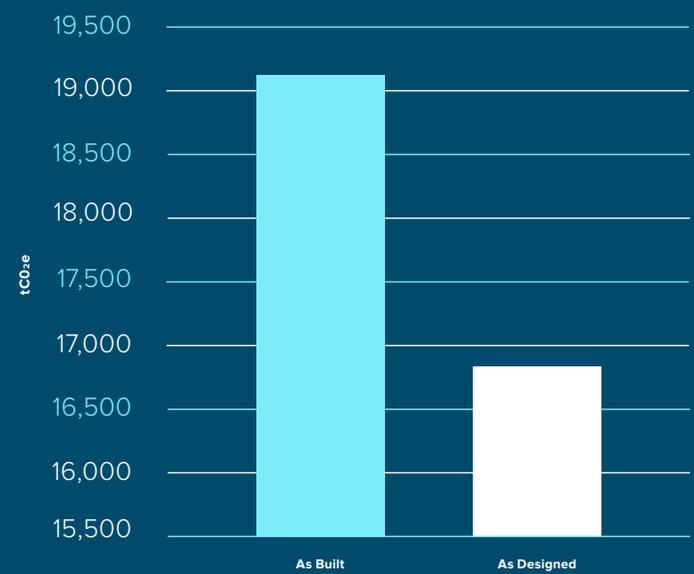
44 dock level and 4 level access doors



ENERGY EFFICIENT OPERATION

-  Air source heat pumps to serve space heating
-  All electric building service strategy
-  970m2 Solar PV array
-  LED lighting
-  Secure cycle parking
-  EPC A Rating
-  BREEAM Very Good
-  EV charging
-  Air tightness of 2.47 m3/(h.m2) at 50 Pa
-  Roof lights

REDUCING CARBON CONSTRUCTION



-  **XX% GGBS** cement replacement within the concrete yard
-  Procurement of British steel which contains an average of **26% recycled content**
-  Total saving of **2,391 tCO₂ (approx. 12%)**

INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS

-  Renewable Energy Portfolio, Global under Clean Development Mechanism (CDM)
-  Contributions to Cuel Wind Power in Chile
-  Supporting Rivas Wind Power in Nicaragua
-  Community Reforestation within East Africa
-  Contributions to Rimba Raya Biodiversity Reserve (REDD+)
-  Conservation of Darkwoods Forest in Canada